



## **The Sorting House, Manchester - Offers Over £200,000**

Julie Twist Properties are delighted to offer this one-bedroom apartment within a former Royal Mail Sorting Office development. Situated on the first floor, this duplex apartment offers an open plan living area on the upper level which is accessed via stairs. There is a fully fitted kitchen which benefits from full-height windows allowing plenty of natural light to both floors, double bedroom, three-piece bathroom and there is also the benefit of a secure allocated parking space included with the property as well as an onsite caretaker.

- Duplex Apartment
- Secure Allocated Parking Space
- EWS1 in Place
- Close to Piccadilly & Northern Quarter
- Former Royal Mail Sorting Office Conversion
- Large One Bedroom
- First Floor
- Japanese Style Courtyard Garden

**DESCRIPTION**

The Sorting House is a hidden gem located in the Northern Quarter and was formerly one of Royal Mail's sorting offices which has now been converted into high spec duplex apartments that provide masses of great character with high ceilings and windows and it also features a fabulous Japanese style communal garden area, which is perfect for sitting out in the summer. Based on Newton Street you are a stone's throw from Piccadilly, the Arndale Centre and plenty of transport links, shops, bars and restaurants.

**GENERAL**

Rental Yield: 5.8% (based on an estimated rental figure of £975pcm)  
 Service Charge: £1550  
 Ground Rent: Peppercorn  
 Lease: 999 years from 1 June 2000  
 Council Tax Band C: £1,750.66 approx. p.a  
 Total Floor Area: 680 sq.ft (63.2 sq.m) approx.  
 Management Company: Urban Bubble  
 There is no onward chain with this property.

**LIVING ROOM**

Stairs leading to the upper level living room, laminate flooring, phone and TV point, spotlights, wall mounted heater.

**KITCHEN**

The kitchen comprises wall and base units, integrated fridge, integrated washing machine, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring and spotlights

**BEDROOM**

Double glazed window, laminate flooring, wall mounted heater, phone/TV point, spotlights and access to a cupboard housing the boiler.

**BATHROOM**

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC and basin, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**PARKING**

The property benefits from a secure car parking space and an on-site caretaker.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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